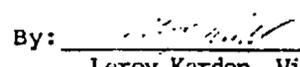


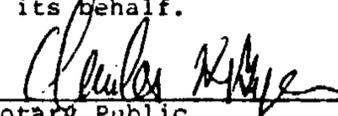
execute such further assurances of the same as may be requisite.

WITNESS the hand and seal of the Grantor by its
on the day and year first above written.

WITNESS:  POINT OF ROCKS RUNN LTD., a
Maryland Corporation
By:  (SEAL)
Leroy Kardon, Vice President
~~XXXXXXXXXX~~ COMMONWEALTH OF PENNSYLVANIA ~~XXXXXXXXXX~~ TO WIT:

I hereby certify that on this 29TH day of November, 1985, before me, the Subscriber, a Notary Public in and for the State and County aforesaid, personally appeared LEROY KARDON, Vice President, of Point of Rocks Runn Ltd., a Maryland Corporation, and did acknowledge the foregoing Deed to be the act and deed of Point of Rocks Runn Ltd., as its VICE PRESIDENT; and at the same time he did make oath in due form of law that the within conveyance is not part of a transaction in which there is a sale, lease, exchange or transfer of all or substantially all of the assets of Point of Rocks Runn Ltd., and that he is the VICE PRESIDENT of Point of Rocks Runn Ltd., and has the authority to make this acknowledgement on its behalf.

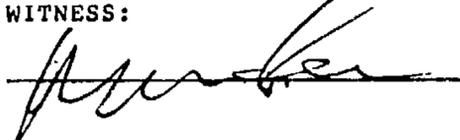
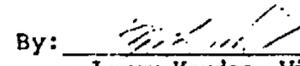
Witness my hand and Notarial Seal.


Notary Public
CHARLES H. EYER
Notary Public, Phila. Phila. Co.
My Commission Expires Oct 26, 1988

My Commission Expires:

AFFIDAVIT OF CONSIDERATION

I, Leroy Kardon, Vice President, of Point of Rocks Runn, Ltd., a body corporate of the State of Maryland, hereby certify under the penalties of perjury that the actual consideration paid or to be paid for the foregoing conveyance, including the amount of any mortgage or deed of trust assumed by the Grantee, is in the sum total of \$40,000.00.

WITNESS:  POINT OF ROCKS RUNN LTD.
By:  (SEAL)
Leroy Kardon, Vice President